



"FIND YOUR FUTURE IN FULSHEAR"

6611 WEST CROSS CREEK BEND LANE/ PO BOX 279 ~ FULSHEAR, TEXAS 77441

PHONE: 281-346-1796 ~ FAX: 281-346-2556

WWW.FULSHEARTEXAS.GOV

CHAIRMAN- AMY PEARCE
MEMBER- BILL CLIFFORD
MEMBER- GRACE MALVEAUX

PLANNING & ZONING:
MEMBER- CHRISTOPHER MALLET
MEMBER- GREGORY EHMAN

CO-CHAIR- JOAN BERGER
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

STAFF:

CITY SECRETARY: Mariela Rodriguez

CITY ATTORNEY: Byron Brown

PLANNING AND ZONING COMMISSION MEETING MINUTES January 05, 2024

1. Call to Order

A MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30 A.M. ON FRIDAY, JANUARY 05, 2024, AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 W. CROSS CREEK BEND LANE, FULSHEAR, TX 77441.

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

AMY PEARCE
JOAN BERGER
GREGORY EHMAN
JOHN DOWDALL
GRACE MALVEAUX
BILL CLIFFORD
CHRISTOPHER MALLET

CITY STAFF

KATIE LEWIS
MARIELA RODRIGUEZ
BYRON BROWN
ZACH GOODLANDER
JOSH BROTHERS
RODRIGO RODRIGUEZ
DEBBIE MCMULLEN
JESUS ESCOBAR
KIM KOPECKY
SHARON VALIANTE

OTHERS PRESENT

JAMES DULAK
OWEN BEMENT
OGUCHE HENRY
KATHY WARD
RHONDA KUYKENDALL
JOHN KING
GARY THYER
MICA HAWTHORNE
HARVIE HAWTHORNE
MICHAEL FINK
CAITLIN KING
GERARDO MORALES
JACOB BULLARD
GLORIA KNOPP
SARAH B. JOHNSON
TREY DEVILLIER

AND 23 OTHERS THAT DID NOT SIGN IN

3. Citizen's Comments

Citizens who desire to address the Planning and Zoning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for Consideration.

THERE WERE NO CITIZEN COMMENTS

4. Public Hearing

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local Government Code, the City will hold two public hearings regarding a proposed zoning map amendment for an approximately 4.95-acre tract of land, generally located along Bois D'Arc Rd. and Fulshear Run Trace, and within the Enoch Latham Survey, Abstract No. 50, City of Fulshear, Fort Bend County, Texas. The tract of land, currently vacant, and with the General Commercial (GC) District, requests to be zoned into the Fulshear Run Planned Unit Development (FR). The first public hearing will be held by the Planning and Zoning Commission on January 5, 2024 at 8:30 A.M. The second hearing will be held by the City Council on January 16, 2024 at 5:30 P.M. The hearings will be held at Fulshear Municipal Complex, 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441. Interested parties may appear at the Public Hearing and be heard with respect to the application. A copy of the zoning change is on file at the City Secretary's Office located at 6611 W. Cross Creek Bend Ln., Fulshear, Texas 77441 on Monday through Thursdays from 8:00 A.M. to 5:00 P.M. and Fridays from 8:00 A.M. to 3:00 P.M. for all interested parties prior to said hearing. If you have any questions regarding this request please call Joshua Brothers, City of Fulshear, 281-346-1796.

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:31 A.M.

JAMES DULAK-FULSHEAR RESIDENT ON LEA LANE, SPOKE OF HIS CONCERNS WITH THE INCREASE IN TRAFFIC ON BOIS D'ARC. ALSO, IF WE KEEP THE PROPERTY COMMERCIAL IT WILL HELP WITH THE SCHOOL OVERCROWDING.

OWEN BEMENT-FULSHEAR RESIDENT ON WALKER LANE IS CONCERNED HOW THE CITY CAN CHANGE THE PUD WITH DHK.

KATHY WARD- FULSHEAR RESIDENT ON LEA LANE STATED SHE IS AGAINST THE ZONING CHANGE AND MENTIONED THE TRAFFIC CONCERNS ON BOIS D'ARC.

RHONDA KUYKENDALL-FULSHEAR RESIDENT ON PENN LANE SPOKE OF THE OVERCROWDING OF SCHOOLS AND THE POOR ROAD CONDITIONS ON BOIS D' ARC. SHE IS AGAINST THE ZONING CHANGE.

MICHAEL FINK- FULSHEAR RESIDENT ON DEER MEADOW LANE SPOKE OF THE OVERCROWDING OF THE SCHOOLS AND THE TRAFFIC INCREASE. HE IS AGAINST THE ZONING CHANGE.

JEN BATTENFIELD- FULSHEAR RESIDENT IN FULSHEAR RUN MENTIONED HER CONCERNS WITH THE OVERCROWDING OF THE SCHOOLS. SHE IS AGAINST THE ZONING CHANGE.

MICA HAWTHORNE- FULSHAR RESIDENT ON BLUE RIDGE TRAIL STATED THERE ARE ALREADY WATER SUPPLY ISSUES AND COULD POSSIBLY GET WORSE.

GLORIA KNOPP- FULSHEAR RESIDENT ON FULSHEAR RUN TRACE SPOKE OF THE LOW WATER PRESSURE AND THE WATER DRAINAGE.

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:46 A.M.

5. Consideration and possible action to approve minutes from the Planning and Zoning Commission meeting held on December 1, 2023

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER CLIFFORD TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON DECEMBER 1, 2023. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CLIFFORD, BERGER, MALVEAUX, MALLETT, DOWDALL, PEARCE, EHMAN

NAYS :

ABSTAIN:

ABSENT:

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 6-8 TOGETHER. THERE WERE NO OBJECTIONS

6. Consideration and possible action to recommend approval for the Jordan Ranch Section 51 Preliminary Plat

7. Consideration and possible action to recommend approval for the Jordan Ranch Section 52 Preliminary Plat

8. Consideration and possible action to recommend approval for the Jordan Ranch Section 55 Preliminary Plat

PER CLIFF ALL THREE PLATS ARE RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY CO-CHAIR BERGER TO APPROVE THE JORDAN RANCH SECTION 51, SECTION 52, AND SECTION 55 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CLIFFORD, BERGER, MALVEAUX, MALLETT, DOWDALL, PEARCE, EHMAN

NAYS :

ABSTAIN:

ABSENT:

9. Consideration and possible action to recommend approval for the Jordan Ranch Street Dedication No. 15 Preliminary Plat

CLIFF STATED THERE WAS 1 MINOR COMMENT. THE CORRECTION HAS BEEN MADE AND THE PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE JORDAN RANCH STREET DEDICATION NO. 15 PRELIMINARY PLAT. IT WAS SECONDED

BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CLIFFORD, BERGER, MALVEAUX, MALLETT, DOWDALL, PEARCE, EHMAN

NAYS :

ABSTAIN:

ABSENT:

10. Consideration and possible action to recommend approval for the Shops at Jordan Crossing Preliminary Plat

PER CLIFF THERE WAS 1 MINOR COMMENT. THE CORRECTION HAS BEEN MADE AND THE PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER MALLETT TO APPROVE THE SHOPS AT JORDAN CROSSING PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CLIFFORD, BERGER, MALVEAUX, MALLETT, DOWDALL, PEARCE, EHMAN

NAYS:

ABSTAIN:

ABSENT:

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 11 AND 12 TOGETHER. THERE WERE NO OBJECTIONS

11. Consideration and possible action to recommend approval for the Summerview Section 4 Preliminary Plat

12. Consideration and possible action to recommend approval for the Summerview Section 5 Preliminary Plat

CLIFF STATED BOTH PLATS HAD SIMILAR COMMENTS.

HE STATED PLAT NOTE #8 REGARDING THE SECONDARY LIVING UNITS WILL BE RECTIFIED BEFORE FINAL PLAT.

CLIFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE SUMMERVIEW SECTION 4 AND SECTION 5 PRELIMINARY PLAT WITH CONDITION THAT GENERAL PLAN NOTE 8 REGARDING SECONDARY DWELLING UNITS ON EACH LOT BE RECTIFIED AND VICINITY MAP CORRECTION. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CLIFFORD, BERGER, MALVEAUX, MALLETT, DOWDALL, PEARCE, EHMAN

NAYS:

ABSTAIN:

ABSENT:

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 13 AND 14 TOGETHER. THERE WERE NO OBJECTIONS

13. Consideration and possible action to recommend approval for the Tamarron West Section 20 Final Plat

14. Consideration and possible action to recommend approval for the Tamarron West Section 21 Final Plat

CLIFF STATED THERE WERE 3 MINOR COMMENTS. THE COMMENTS HAVE BEEN CORRECTED AND THE PLATS ARE RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE TAMARRON WEST SECTION 20 AND SECTION 21 PRELIMINARY PLAT. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CLIFFORD, BERGER, MALVEAUX, MALLETT, DOWDALL, PEARCE, EHMAN

NAYS :

ABSTAIN:

ABSENT:

15. Consideration and possible action to recommend or deny approval of a zoning map amendment for an approximately 4.95-acre tract of land, currently zoned within the General Commercial (GC) District, into the Fulshear Run Planned Unit Development (FR)

JOSH BROTHERS MENTIONED THAT UNDER THE GUIDANCE OF THE COMPREHENSIVE PLAN, IT RECOGNIZES THE NEED TO PRESERVE THE COMMERCIAL OPPORTUNITIES FOR THE CITY. THIS IS WHY STAFF RECOMMENDS THE REZONE REQUEST BE DENIED.

HE MENTIONED THERE ARE NO SHORT-TERM PLANS ON THE FUTURE ABANDONMENT OF BOIS D'ARC.

CHAIRMAN PEARCE ASKED IF THE APPLICANT WOULD LIKE TO SPEAK.

MIKE ROLLER- BROKER AND OWNER OF ROLLER REALITY SOLD THE PROPERTY. HE PRESENTED HIS POWER POINT PRESENTATION ON THE PROPOSED RESIDENTIAL TOWNHOMES AND THE ECONOMICS OF THE PROPERTY.

WARREN JOHNSON- JOHNSON DESIGN GROUP WENT OVER HIS POWER POINT PRESENTATION OF THE PROPOSED DESIGN PLANS FOR THE PROPERTY.

MIKE ROLLER AND WARREN JOHNSON ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO DENY A ZONING MAP AMENDMENT FOR APPROX. 4.95 ACRE TRACT OF LAND. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CLIFFORD, BERGER, MALVEAUX, MALLETT, DOWDALL, PEARCE, EHMAN

NAYS:

ABSTAIN:

ABSENT:

16. Adjournment

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO ADJOURN THE MEETING. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: CLIFFORD, BERGER, MALVEAUX, MALLETT, DOWDALL, PEARCE, EHMAN

NAYS:

ABSTAIN:

ABSENT:

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:52 A.M.